036.A	0002	0011.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	185,300 /	185,300
USE VALUE:	185,300 /	185,300
ASSESSED:	185,300 /	185,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	NADEAU JAMES E & ANN E/TRS
Owner 2:	NADEAU MIDDLESEX TRUST
Owner 3:	
Street 1:	1424 TRADEWINDS WAY
Street 2:	
Twn/City:	SEBASTIAN
St/Prov:	FL Cntry: Own Occ: N
Postal:	32958 Type:

PREVIOUS OWNER

Owner 1:	NADEAU JAMES E & ANN E -
Owner 2:	-
Street 1:	9 GLADE STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 578 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	185,300			185,300
Total Card	0.000	185,300			185,300
Total Parcel	0.000	185,300			185,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.59 | /Parcel: 320.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	124779
GIS Ref	
GIS Ref	
Insp Date	09/28/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 036.A-0002-0011.0

!2972!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	180,100	0	.		180,100	180,100	Year End Roll	12/18/2019
2019	102	FV	166,000	0	.		166,000	166,000	Year End Roll	1/3/2019
2018	102	FV	157,200	0	.		157,200	157,200	Year End Roll	12/20/2017
2017	102	FV	43,900	0	.		43,900	43,900	Year End Roll	1/3/2017
2016	102	FV	73,200	0	.		73,200	73,200	Year End	1/4/2016
2015	102	FV	138,200	0	.		138,200	138,200	Year End Roll	12/11/2014
2014	102	FV	133,000	0	.		133,000	133,000	Year End Roll	12/16/2013
2013	102	FV	133,000	0	.		133,000	133,000		12/13/2012

PRINT

Date	Time
12/10/20	18:18:14

LAST REV

Date	Time
12/07/20	11:33:14
jorourke	

PAT ACCT. 2972

USER DEFINED

Prior Id # 1:	124779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NADEAU JAMES E	52076-382		1/13/2009	Family	1	No	No		
	18819-264		1/1/1988		78,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2020	Mail Update	JO	Jenny O
9/28/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6011																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	ARIZONA 118	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.781799972
Name:	5 - 6011

DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.53806233
Const Adj.:	0.98931295
Adj $ / SQ:	486.920
Other Features:	32702
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267021
Depreciation:	81708
Depreciated Total:	185312

COMMENTS

Building Number 8.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	413.88
Special Features:	0	Val/Su Net:	320.59
Final Total:	185300	Val/Su SzAd	320.59

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	578	486.920	281,440

Net Sketched Area:	578			Total:	281,440
Size Ad	578	Gross Are	578	FinArea	578

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

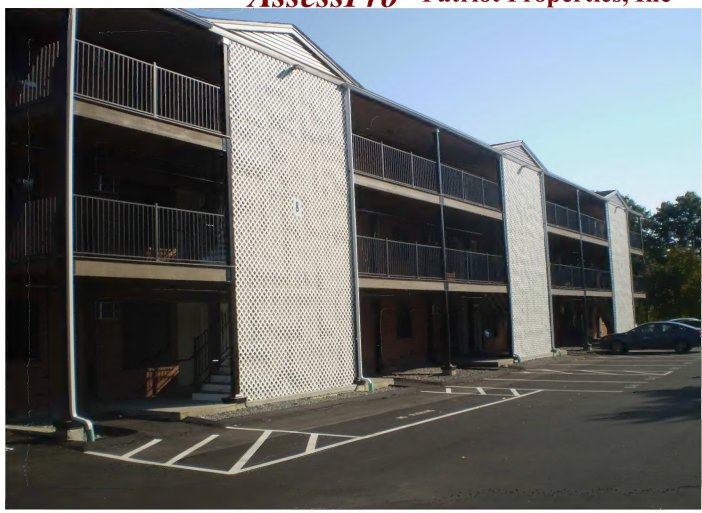
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

036.A-0002-0011.0

IMAGE

AssessPro Patriot Properties, Inc